

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/41 ALAMEIN STREET NOBLE PARK VIC 3174	\$350,000	27-Oct-21
3/31 LARBERT ROAD NOBLE PARK VIC 3174	\$355,000	14-Jan-22
1/21 VINCENT CRESCENT NOBLE PARK VIC 3174	\$375,000	25-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 March 2022



4/41 ALAMEIN STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **\$350,000** Sold Date **27-Oct-21**

Distance **0.48km**



3/31 LARBERT ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **\$355,000** Sold Date **14-Jan-22**

Distance **0.29km**



1/21 VINCENT CRESCENT NOBLE PARK VIC 3174

2 1 1

Sold Price **\$375,000** Sold Date **25-Nov-21**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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